

# CITY OF RENO

## Planning Commission

May 2, 2012  
Staff Report

Agenda #
<u>VI-5</u>
Ward #
<u>3</u>

**CASE No.:** LDC12-00038 (Calvary Baptist Church Remodel)

**APPLICANT:** Calvary Baptist Church

**APN NUMBER:** 013-491-29

**REQUEST:** This is a request for a special use permit to allow a  $\pm 3,840$  square foot expansion adjacent to a residential zoning district and within 300 feet of a school facility, to include a storage building, a breezeway connecting existing buildings, an internal shade structure, a  $\pm 112$  square foot sign and site landscaping to facilitate outdoor church events on the western and southern portions of the site.

**LOCATION:** The  $\pm 1.82$  acre site is located on the northwest corner of the intersection of Plumb Lane and Harvard Way in the SF6 (Single Family - 6,000 square feet) zone.

**PROPOSED MOTION:** Based upon compliance with the applicable findings, I move to approve the special use permit, subject to conditions.

### RECOMMENDED CONDITIONS OF APPROVAL:

All conditions shall be met to the satisfaction of Community Development Department staff, unless otherwise noted.

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted, shall prevail.
2. The applicant shall apply for all building permits for the project within 18 months from the date of final approval, and continuously maintain the validity of those permits, or this approval shall be null and void.
3. Prior to issuance of any building permit, the applicant shall attach a copy of the final approval letter recorded by the Washoe County Recorder's Office.

4. The applicant, developer, builder, or property owner, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction and operation of the project. The project approval letter shall be posted or readily available upon demand by City staff.
5. All activity and development shall comply with RMC 18.12.304 “Residential Adjacency Standards” subsections (e) – (h), as amended.
6. No activities that include live or amplified sound shall occur outdoors after 6:00 p.m. more than once per month. All activities shall comply with noise provisions referenced in Condition 5 above.
7. A wind sensor control unit is required to assist in reducing summer nuisance water runoff.

**BACKGROUND:** The applicant is requesting a special use permit (SUP) to add ±3,840 square feet of nonresidential development by adding a storage building, a breezeway connecting buildings, an internal shade structure and expanded outdoor church functions adjacent to existing single family homes. Additionally, the church proposes to replace two existing signs with one new 112 square foot monument sign and add extensive landscaping in the front yards bounded by four foot high tubular steel/stone column fencing along the boundaries with Plumb Lane and Harvard Way. The improvements will facilitate expanded outdoor church functions such as weddings and baptisms in an aesthetically pleasing environment and provide site enhancements for the established church. The site plan, building elevations and landscape plans (**Exhibit A**) illustrate the proposed development and expansion of church operations. There are specific findings that the Planning Commission must make prior to the approval of any special use permit, which are referred to throughout the body of this report (see page 5 for a complete list of the findings).

**ANALYSIS:**

Land Use Compatibility: Houses of worship/churches are allowed in the SF6 zone with a special use permit. County Assessor’s records indicate permitted activity on the site from 1967 and no records of existing SUPs were found, making the church an existing nonconforming use. The proposed expansion occurs within and adjacent to single family zoning. Accordingly, any expansion of this nonresidential structure or land use requires an SUP per RMC 18.06.405(a)(12) “Special Use Permit” and 18.08.502(d)(1) “Expansion of Nonconforming Uses, Special Use Permit Required.”

The site is located on a major arterial street with surrounding land uses consisting of single family homes to the north and west, Hug High School to the east, and commercial shopping centers to the south. There is an existing six foot wooden fence along the boundaries to the north and west that provides a visual buffer for the residential homes. The addition of significant tree plantings along the perimeter will enhance the visual buffer between the existing homes and expanded church operations

(finding h). Staff recommends Conditions 5 and 6 to further address potential sound and lighting issues between the expanded church operations and the existing residential uses (findings a, e and f).

Urban Design/Special Use Permit: The expansion of nonresidential floor area is limited to uninhabitable structures to include a sun shelter and pergola, a covered walkway and a storage shed. Additional structures include two crosses, one located at the southeast corner and one on the interior of the southern front yard. With residentially zoned lots over one acre, RMC allows for numerous accessory structures on the site.

The tentative landscape plan illustrates substantial coverage that brings the site closer to conformance with the landscaping code in a design that will enhance the surrounding area with improved vistas from all street vantage points. Per RMC 18.12.1202(b) "Expansion of an Existing Use," the expansion only requires 4.76% of the landscaping to be brought up to code compliant standards. The plans submitted far exceed the spirit of this requirement; however, it should be noted that the proposed landscaping does not meet the letter of landscaping code. Landscape plans submitted with building permits will need to demonstrate a minimum of 4.76% code compliant landscaping with priority given to areas visible from the street.

A new monument sign, compatible with the overall site design, is proposed to replace the two existing on premise signs (finding g). The freestanding sign is proposed at the corner of Harvard Way and Plumb Lane and is framed by a proposed landscaped berm. RMC 18.16.701 allows for freestanding signs to exceed 50 square feet (up to 150 square feet) in residential zoning districts with an approved discretionary review. The sign is submitted as a part of the special use permit request, and staff can make the applicable finding.

The church operates in an existing building that is serviced by NV Energy, Truckee Meadows Water Authority, AT&T and Charter Communications. The site is within 1 mile from Reno Fire Station #21 and 1.3 miles from Station 3. Police response time averages less than ten minutes (finding c).

Access, Circulation and Public Improvements: The site is accessed from Harvard Way with ingress leading to a private church parking lot. Installation of the northern breezeway will remove four parking spaces resulting in a total of 56 spaces (only 24 spaces are required based on the number of church seats). Pedestrian circulation on the site will be greatly enhanced as illustrated in the landscape plans. The existing sidewalks along Plumb Lane and Harvard Way will continue to serve the site (findings c and d).

Master Plan: As proposed and with recommended conditions, the project appears to be consistent with the following applicable Master Plan policies and objectives (finding b): **P-1:** site access should be safe, convenient, logical and minimize impacts onto adjoining roads; **BD-2:** respect the character of residential areas; **BD-3:** New structures

should complement adjacent structures and provide a human scale near ground level; **HS-9:** the City should emphasize programs which are responsive to the needs of seniors, families and children; **CD-5:** Development design that contrasts with the neighborhood may be justified if it enhances rather than conflicts with the existing development or is in an area targeted for redevelopment; **CD-6:** The hours of operation and general activity level of development should be sensitive to surrounding land uses, particularly residential uses. Businesses with 24 hour operations are generally discouraged adjacent to residential uses, the exception being some public facilities, radio stations or other uses with limited activity; **CD-16:** The City should encourage the development of attractive landscaping and green spaces in close proximity to center and corridor plan areas and along arterial streets; **SD-3:** Signs should be designed as an element of the building they advertise, and be of appropriate scale to the building and surrounding neighborhood; **SD-9:** Building orientation, landscaping and other design elements should be used to create buffers between different housing types and to protect housing that backs up to four lane streets or freeways.

Land Use Designation: The purpose of the Mixed Residential land use designation is to provide for a range of residential uses in the City and for neighborhood commercial centers of four acres or less. Community water and sewer are required.

Zoning Designation: The purpose of the SF6 zoning designation is to provide for single family residential land uses. Single family residential land uses usually function as the least intense urban land use and are typically located between higher intensity residential and rural land uses. RMC allows for nonresidential land uses in this zoning district, such as churches, with a special use permit.

Other Reviewing Bodies (Exhibit B):

Washoe County District Health Department: The applicant has been advised that compliance with general County standards as outlined in District Health Department letters may be applicable. Condition No. 7 addresses vector control concerns.

Regional Transportation Commission (RTC): The applicant was advised of RTC's recommendations.

Neighborhood Advisory Board: This project was not reviewed by the East Reno Neighborhood Advisory Board. Information on the project was sent to East Reno NAB members and no comments were received.

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
NORTH	Single Family Residential	Mixed Residential	Single Family Residential – 6,000 square feet (SF6)
SOUTH	Commercial Shopping Center	Urban Residential/Commercial	Arterial Commercial (AC)
EAST	Wooster High School	Public Facility	Single Family Residential – 6,000 square feet (SF6)
WEST	Single Family Residential	Mixed Residential	Single Family Residential – 6,000 square feet (SF6)

**LEGAL REQUIREMENTS:**

RMC 18.06.405(e)(1)      Special Use Permit

**FINDINGS:**

Special Use Permit: General special use permit findings. Except where specifically noted, all special use permit applications shall require that all of the following general findings be met, as applicable.

- a. The proposed use is compatible with existing surrounding land uses and development.
- b. The project is in substantial conformance with the master plan.
- c. There are or will be adequate services and infrastructure to support the proposed development.
- d. The proposal adequately mitigates traffic impacts of the project and provides a safe pedestrian environment.
- e. The proposed site location and scale, intensity, density, height, layout, setbacks, and architectural and overall design of the development and the uses proposed, is appropriate to the area in which it is located.

- f. The project does not create adverse environmental impacts such as smoke, noise, glare, dust, vibrations, fumes, pollution or odor which would be detrimental to, or constitute a nuisance to area properties.
- g. Project signage is in character with project architecture and is compatible with or complementary to surrounding uses.
- h. The structure has been designed such that the window placement and height do not adversely affect the privacy of existing residential uses.

Staff: Nathan Gilbert, AICP, Associate Planner



# LDC12-00038 (Calvary Baptist Church Remodel)

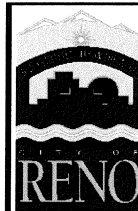


Subject Site



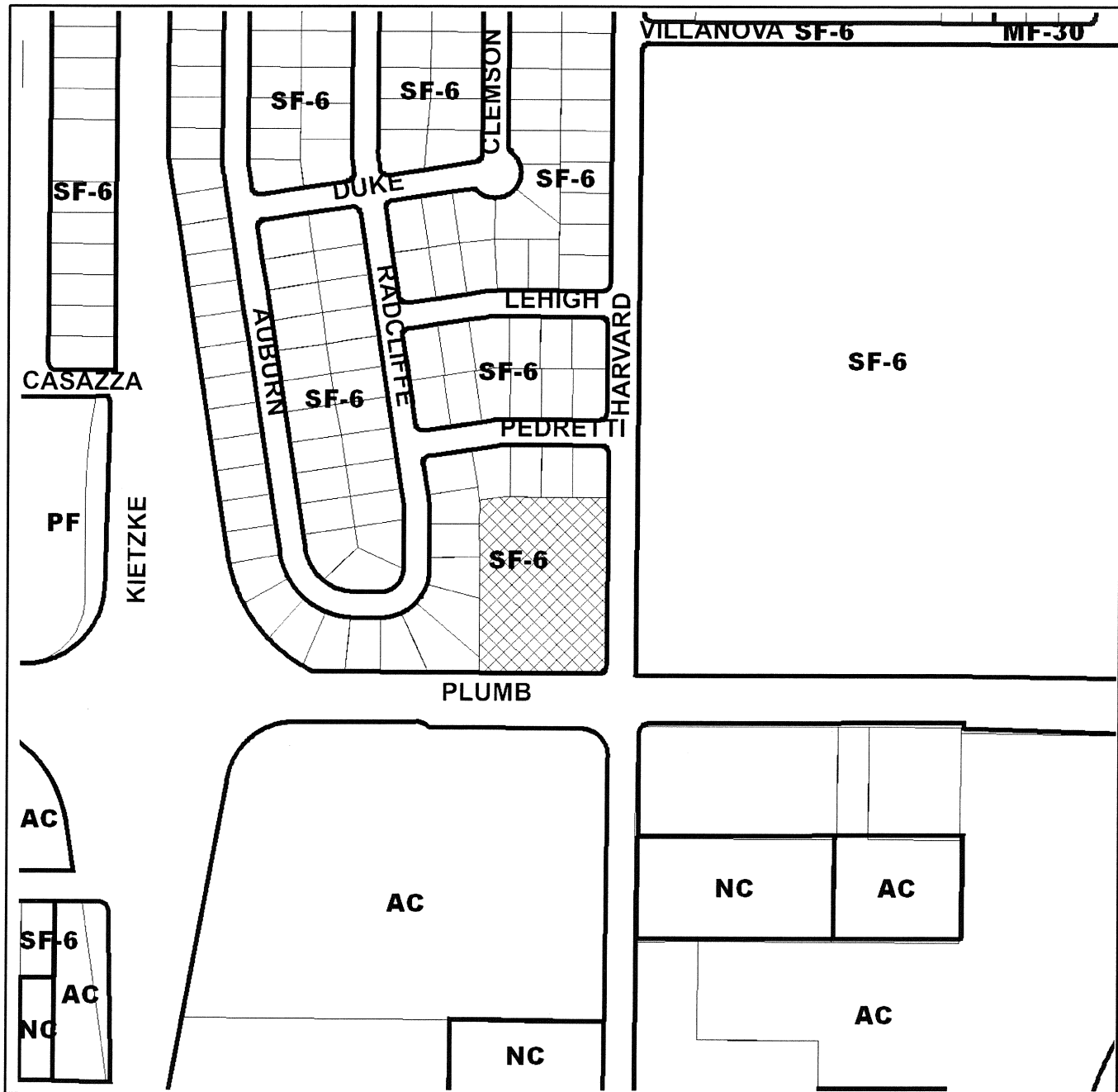
0 45 90 180 270 360 Feet

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Community Development  
Department

450 Sinclair Street Phone: 334-2063  
P.O. Box 1900 Fax: 334-2043  
Reno, NV 89505 [www.cityofreno.com](http://www.cityofreno.com)



**LDC12-00038**  
**(Calvary Baptist Church Remodel)**



**Subject Site**



0 45 90 180 270 360 Feet

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**Community Development Department**

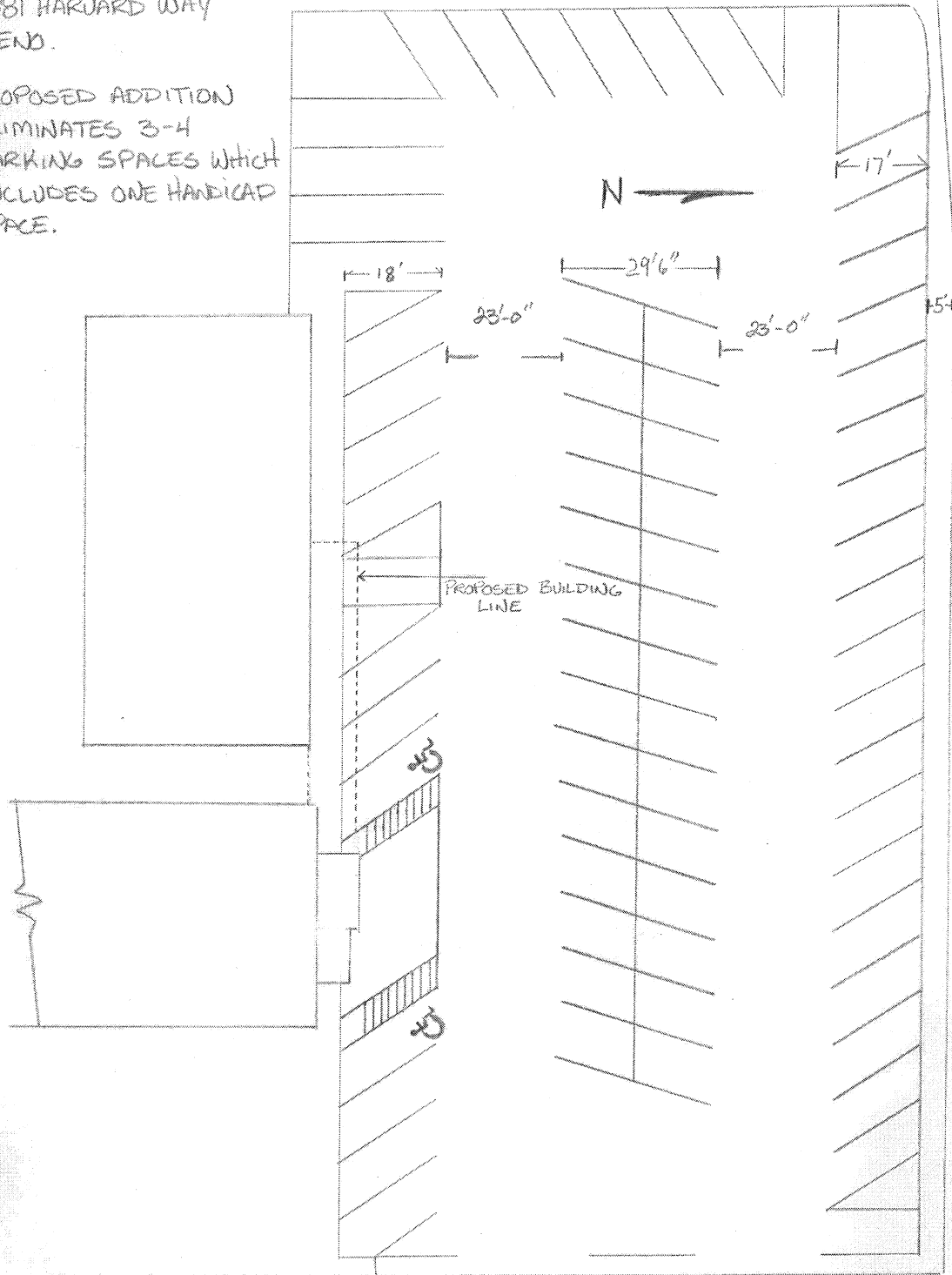
450 Sinclair Street Phone: 334-2063  
P.O. Box 1900 Fax: 334-2043  
Reno, NV 89505 www.cityofreno.com



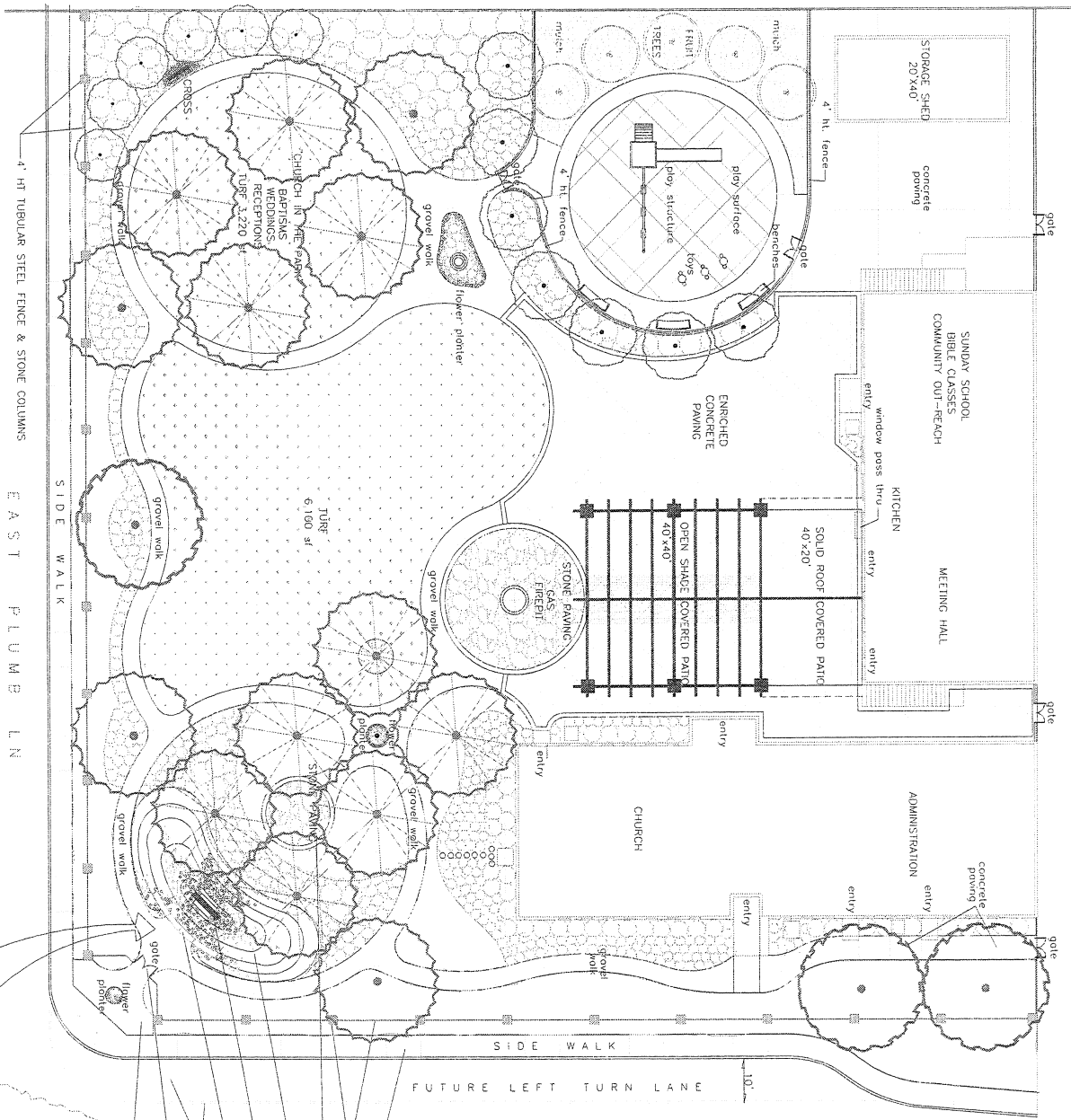


CALVARY BAPTIST CHURCH  
1881 HARVARD WAY  
RENO.

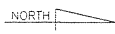
PROPOSED ADDITION  
ELIMINATES 3-4  
PARKING SPACES WHICH  
INCLUDES ONE HANDICAP  
SPACE.



SCALE 1" = 25'-0"



SCALE: 1" = 8'  
0' 4' 8' 12' 16'



LANDSCAPE LEGEND

- DECIDUOUS TREES
- FRUIT TREES
- EVERGREEN TREES
- SMALL TREES & SHRUBS: 4'-14' ht.
- SHRUBS: 2'-4' ht.
- GROUND COVER SHRUBS: 8"-12" ht.
- GRASS
- FUTURE CURB, GUTTER & SIDEWALK
- 4' HI TUBULAR STEEL FENCE & STONE COLUMNS
- PAVED BIBLE STUDY, COUNSELING, DEVOTIONS, FELLOWSHIP
- CALVARY: 4' ht. mound & 12" vegetation equals 5' total ht.
- CROSS: 10' ht.
- MONUMENT SIGN WALL: 3'-4.5' ht.
- EXISTING CURB GUTTER & SIDEWALK
- DOUBLE STEEL GATES
- GRAVEL WALK

ELEVATION FROM STREET INTERSECTION

CONCEPTUAL LANDSCAPE PLAN

CALVARY BAPTIST CHURCH

132 HARVARD WAY  
KING OF PRUSSIA, PA 19396-0001

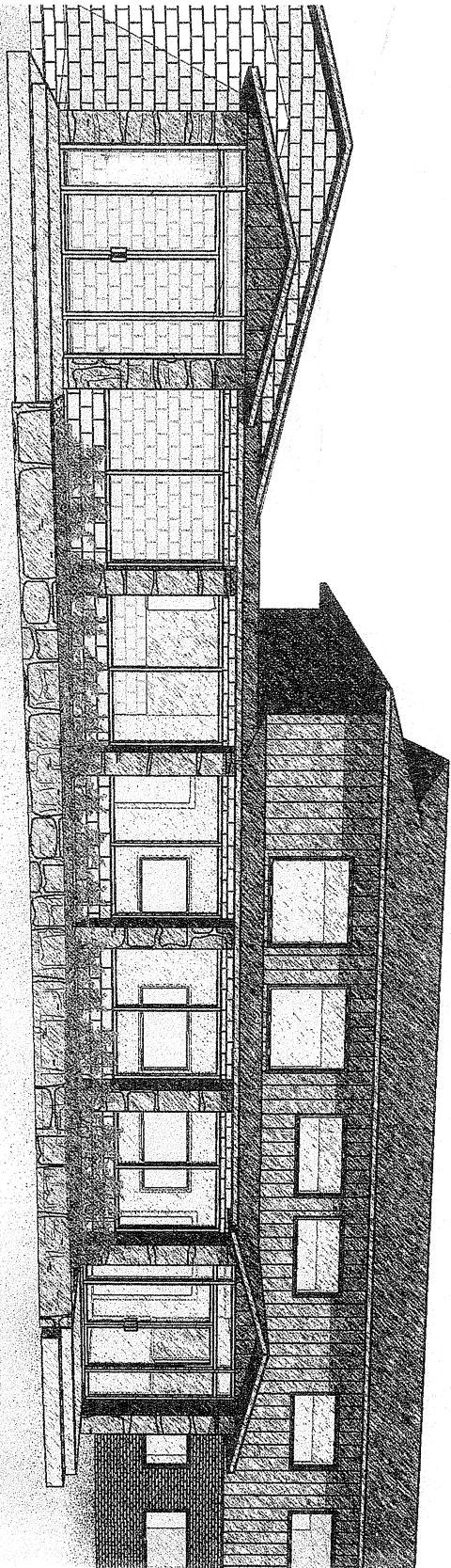
**STIVERS & ASSOCIATES INC.**  
160 Centennial Way  
Suite 3  
Tustin, CA 92780  
(714) 838-9811  
Fax (714) 838-0727

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Created: CS  
Date: 2/14/12  
Scale: 1/8" = 1'  
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REVISIONS

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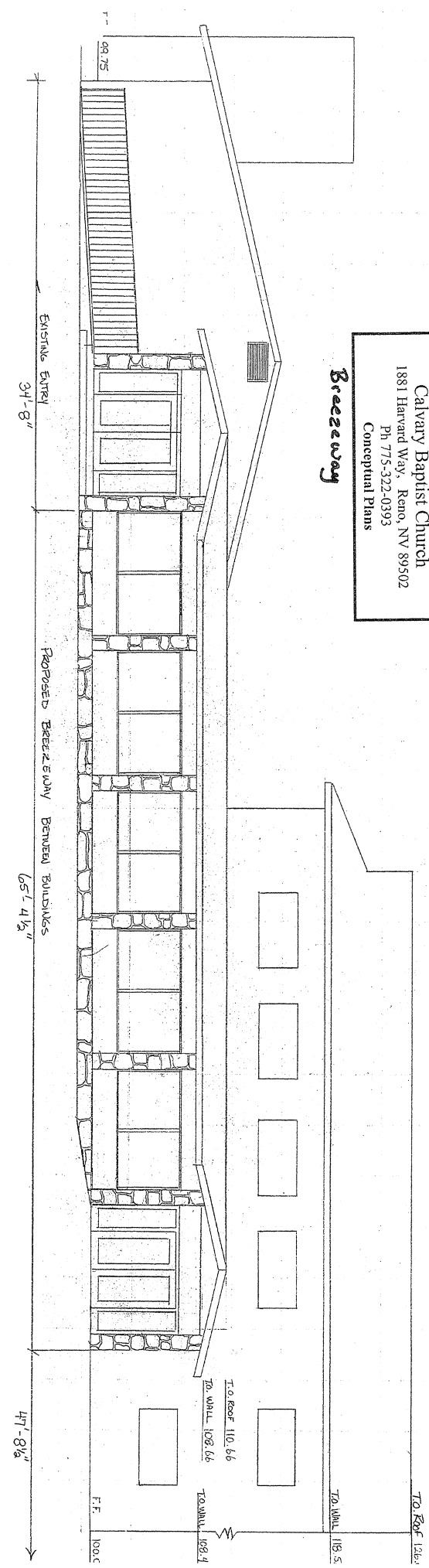
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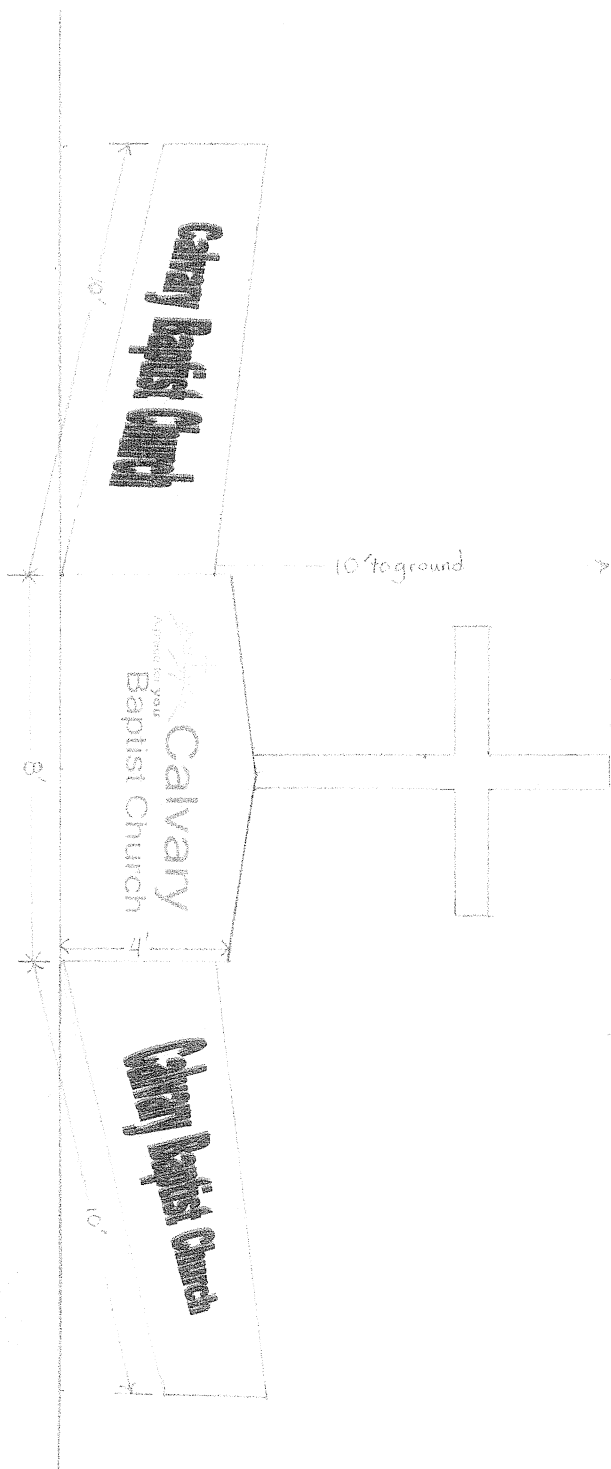
# Calvary Baptist Church

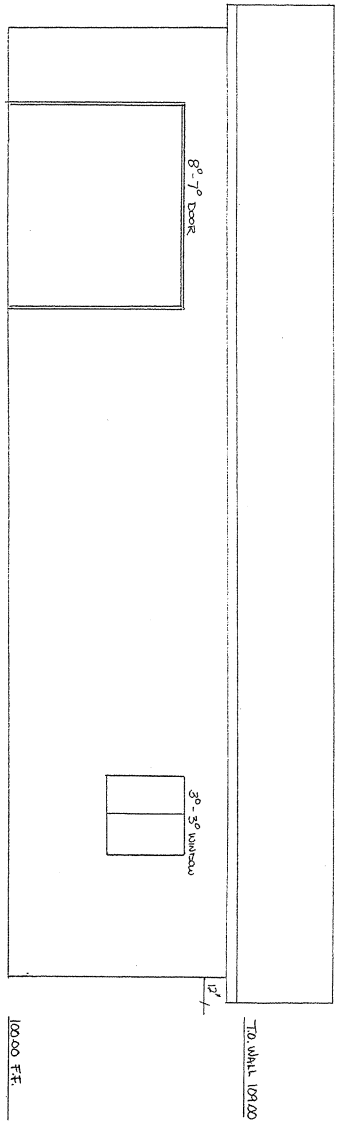
Calvary Baptist Church  
1881 Harvard Way, Reno, NV 89502  
Ph 775-322-0393  
Conceptual Plans

Breezeway

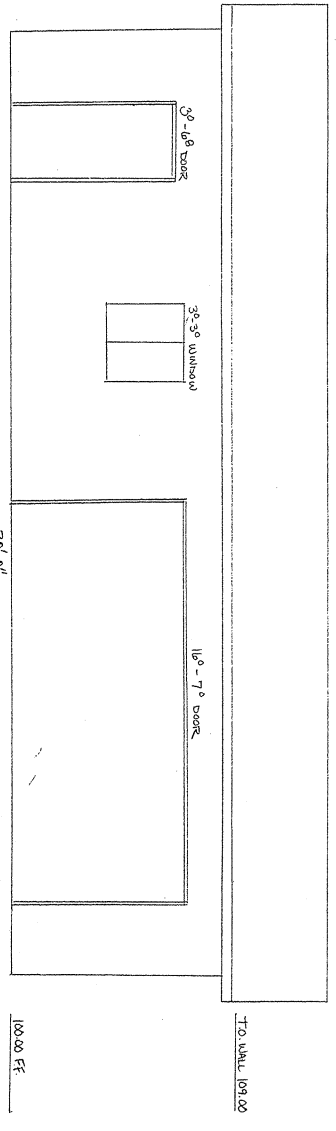


NORTH ELEVATION

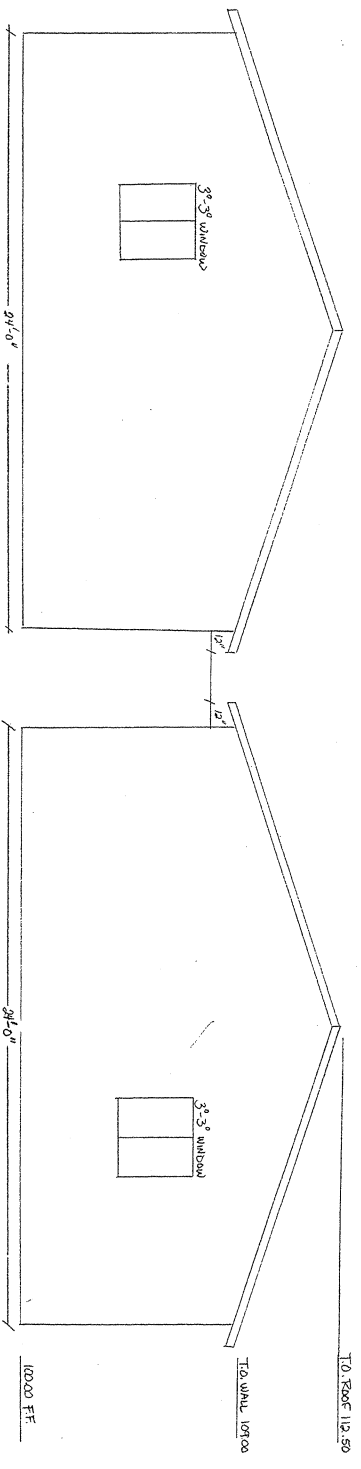




SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

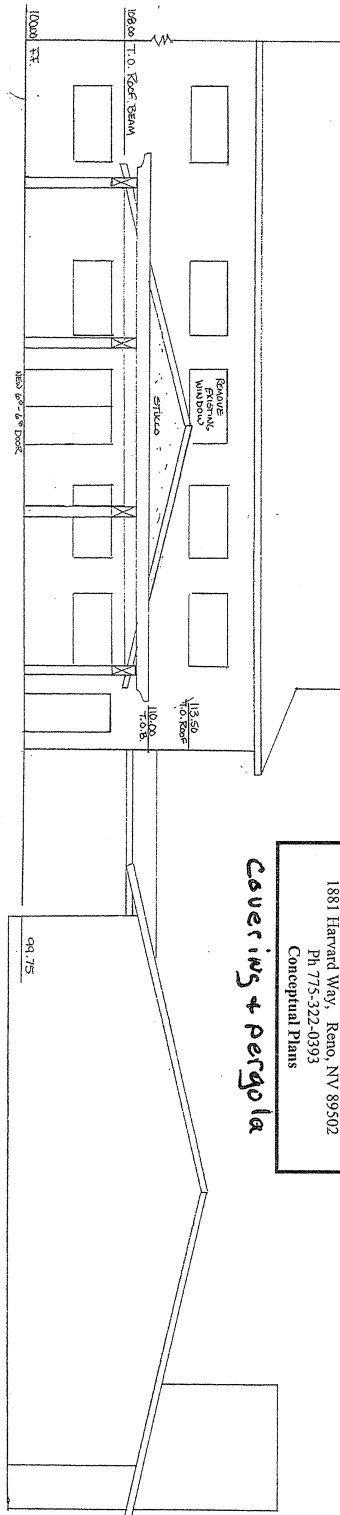
WEST ELEVATION

Calvary Baptist Church  
 1881 Harvard Way, Reno, NV 89502  
 Ph 775-322-0393  
 Conceptual Plans

**Storage Shed**

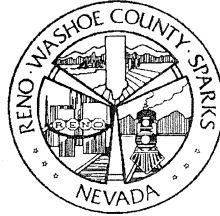
**Calvary Baptist Church**  
1881 Harvard Way, Reno, NV 89502  
Ph 775-322-0393  
Conceptual Plans

## Coverings + Pergola



~~FOUR~~ ELEVATIONS





# Washoe County Health District

## ENVIRONMENTAL HEALTH SERVICES DIVISION

March 23, 2012

City of Reno  
Community Development  
C/O Nathan Gilbert  
450 Sinclair Street  
Reno, NV 89505

Dear Nathan,

After having reviewed the special use permit from Calvary Baptist Church (LDC12-00038), please be advised of the following conditions.

1. With the existing turf a wind sensor control unit is required to assist in reducing summer nuisance water runoff associated with this irrigation (040.038).
2. Prior to sign off of the building plans the above detail design is required on the plans.

If there are any questions concerning the aforementioned vector-planning conditions as it relates to environmental health, please call us at 785-4599.

Sincerely,

J. L. Shaffer

Planner Vector-Borne Diseases  
Environmental Health Division



## REGIONAL TRANSPORTATION COMMISSION

Public Transportation Streets and Highways Planning

March 21, 2012

FR: Chrono/PL 181-12

Mr. Nathan Gilbert, Associate Planner  
Community Development Department  
City of Reno  
P.O. Box 1900  
Reno, NV 89505

**RE: LDC12-00038 (CALVARY BAPTIST CHURCH REMODEL)**

Dear Nathan,

The applicant is requesting a special use permit for a +/-3,040 square-foot expansion and breezeway connection to an existing building located on the intersection of Plumb Lane and Harvard Way in a SP6 zoning district.

This parcel is located on existing RTC RIDE Route 9. Please have the developer contact RTC Assistant Transit Planner, Christina Leach, at 335.1916 to discuss pedestrian access from existing bus stop and potential transit improvements. These transit improvements may include dedicating right-of-way, constructing a concrete passenger boarding/alighting bus pad on Harvard Way and connecting the pad to the internal pedestrian circulation system by a sidewalk at least five feet wide. The applicant or their consultant should allow ten working days for review of any required transit improvements.

The Regional Transportation Plan (RTP) policies indicate all new development will be encouraged to construct pedestrian and bicycle facilities internal and/or adjacent to the development within the regional road system. We recommend the applicant be required to design and construct a sidewalk along the frontage of the property in conformance with Americans with Disabilities Act (ADA) specifications.

Thank you for the opportunity to comment on this project. Specific questions regarding RTC comments or the need to meet with the applicants should be directed to Patrice Echola, Transportation Planner, at 335.1904.

Sincerely,

Patrice Echola  
Land Use/Transportation Planner

PE/jm

Copies to: Reno City Council  
Reno Planning Commission  
Bill Thomas, City of Reno Community Development  
Bill Gall, City of Reno Community Development  
Julie Masterpool, Regional Transportation Commission  
Christina Leach, Regional Transportation Commission

/calvary baptist church